

121.A

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 362,700 /

USE VALUE: 362,700 /

ASSESSed: 362,700 /

Total Card /

Total Parcel

362,700

362,700

362,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MARTIN KATHARINA
Owner 2:	
Owner 3:	
Street 1:	12 WELLINGTON ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	MARTIN KATHARINA -
Owner 2:	PALMER JENNIFER M -
Street 1:	12 WELLINGTON ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	362,700			362,700
Total Card	0.000	362,700			362,700
Total Parcel	0.000	362,700			362,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	524.13	/Parcel:	524.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	357,700	0	.		357,700	357,700	Year End Roll	12/18/2019
2019	102	FV	362,500	0	.		362,500	362,500	Year End Roll	1/3/2019
2018	102	FV	260,900	0	.		260,900	260,900	Year End Roll	12/20/2017
2017	102	FV	238,600	0	.		238,600	238,600	Year End Roll	1/3/2017
2016	102	FV	278,400	0	.		278,400	278,400	Year End	1/4/2016
2015	102	FV	258,000	0	.		258,000	258,000	Year End Roll	12/11/2014
2014	102	FV	246,700	0	.		246,700	246,700	Year End Roll	12/16/2013
2013	102	FV	246,700	0	.		246,700	246,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN KATHARIN	75930-499	2	10/20/2020	Convenience	100	No	No		
REBER JULIE M,	71079-201	2	5/30/2018		420,000	No	No		
ROSSANO-COLLIER	31079-190		1/20/2000		182,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	207	Redo Kit	82,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
4/20/2018	Meas/Inspect	DGM	D Mann
6/11/2014	Info Fm Prmt	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	8.529999733
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3			BRs: 1			Baths: 1			HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	62000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445581
Depreciation:	82878
Depreciated Total:	362703

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	692	398.210	275,56
Net Sketched Area:		692	Total:	275,56
Size Ad	692	Gross Are	692	FinArea

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

